HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: August 2011

New Home Market

GTA Housing Starts Higher in July

A total of 4,470 new homes were started in the Greater Toronto Area (GTA) during July — the highest level reached so far this year. Year-to-date housing starts are now up by 45 per cent compared to same period last year and represent the best January to July period since 2005.

Condominium apartment starts this year have already exceeded the total for all of 2010. Post recession demand for new condos has been remarkable, which is now feeding into the construction side.

While activity is likely to moderate from recent levels in the coming months, the vast number of successful project openings over the past couple years will keep condo construction high for some time.

Single-detached starts have also been a positive contributor to construction activity after staging a bit of a comeback over the past couple months. Starts recorded for June and July were higher by a combined 35 per cent over the same months last year. Rising demand for new single-detached homes follows the trend towards higher-end housing purchases recently seen in the resale market.

Figure 1

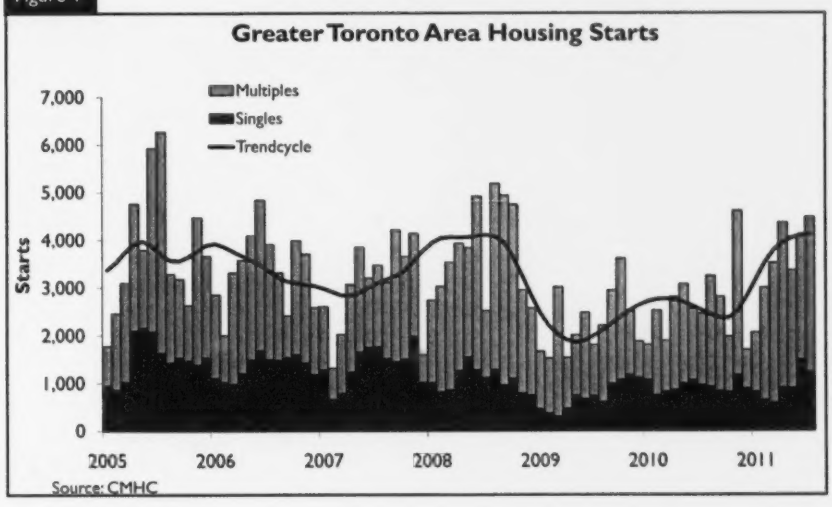
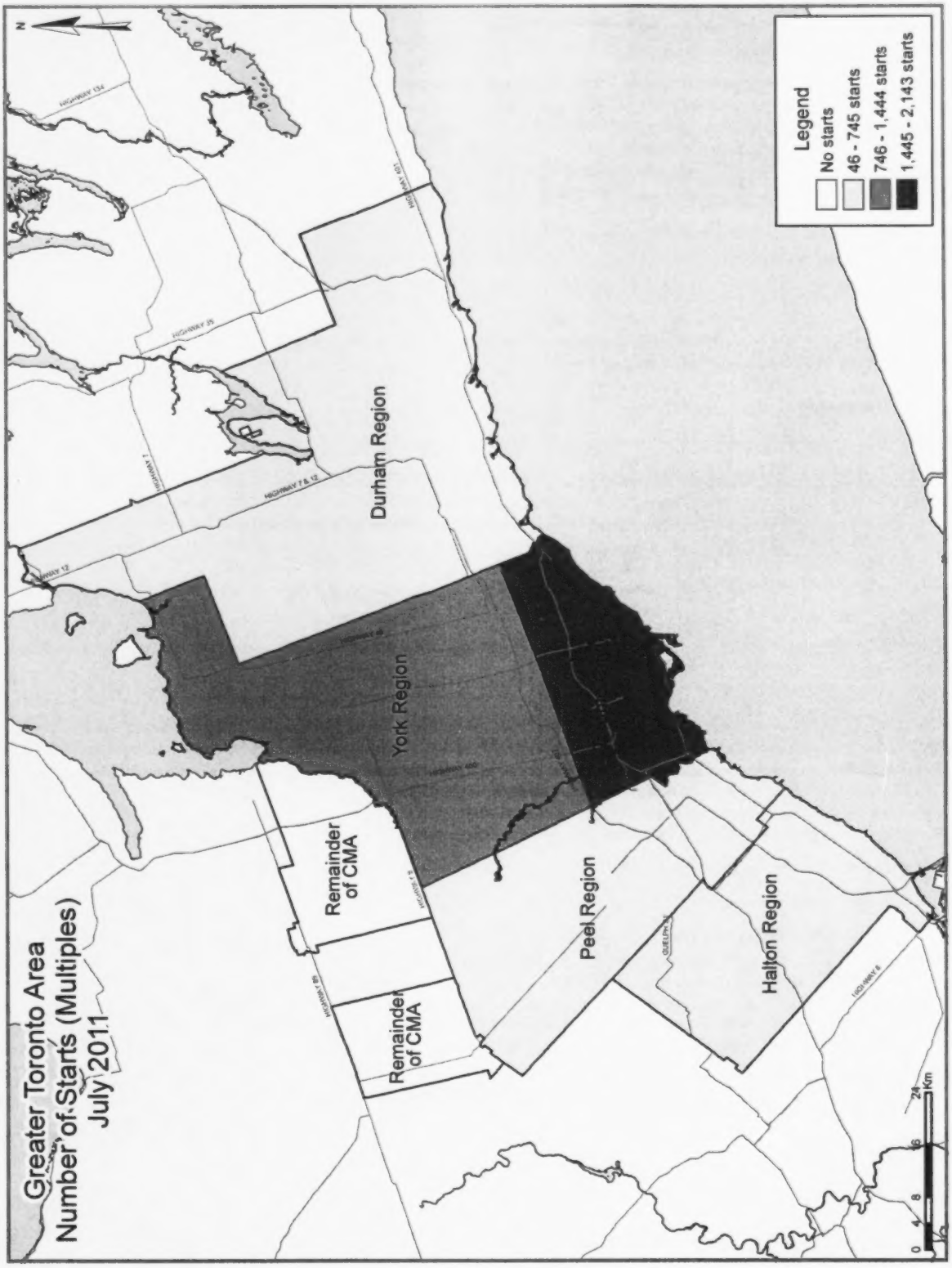


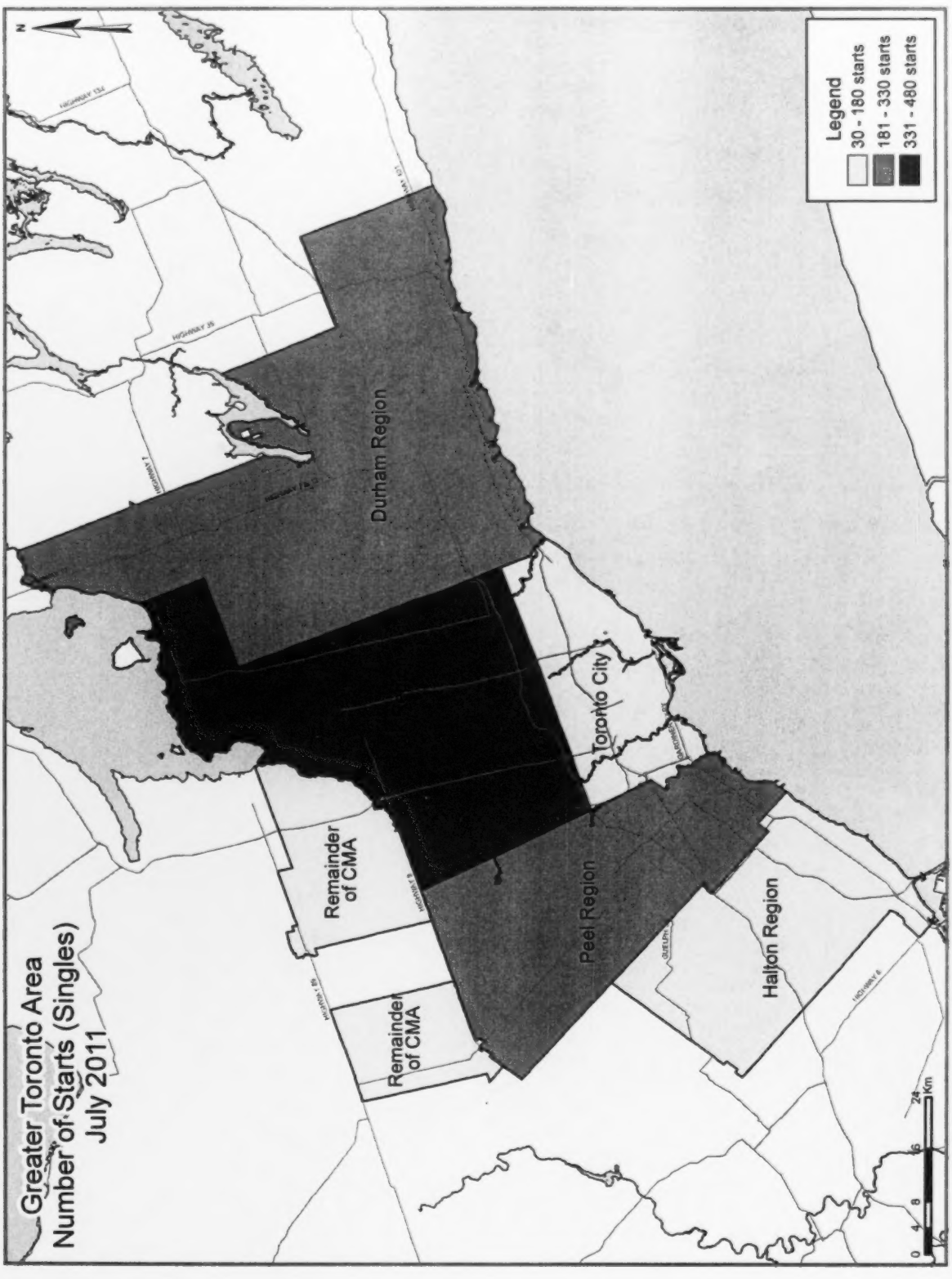
Table of Contents

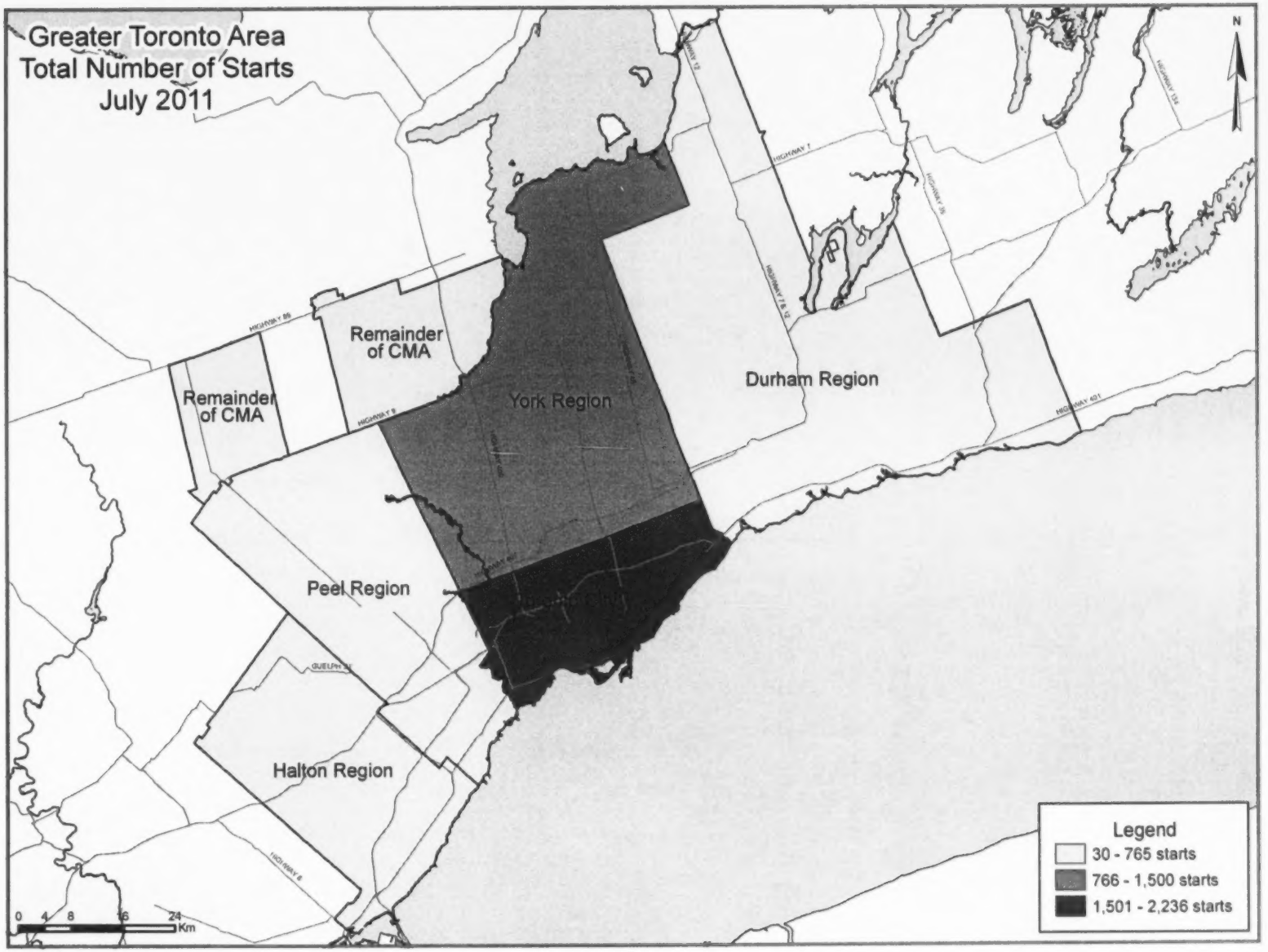
1 New Home Market
2 Maps
8 Zone Descriptions
9 Tables

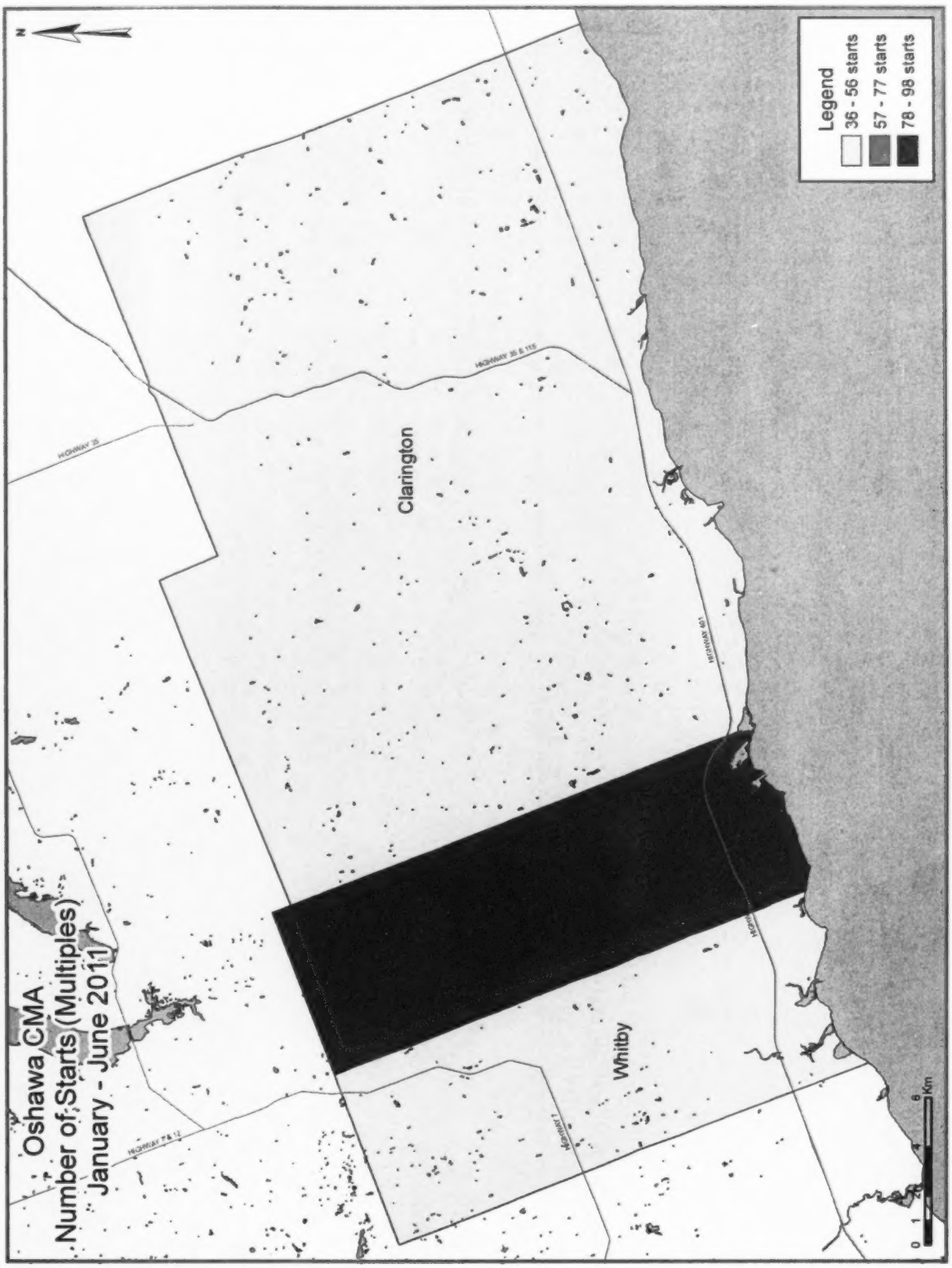
SUBSCRIBE NOW!

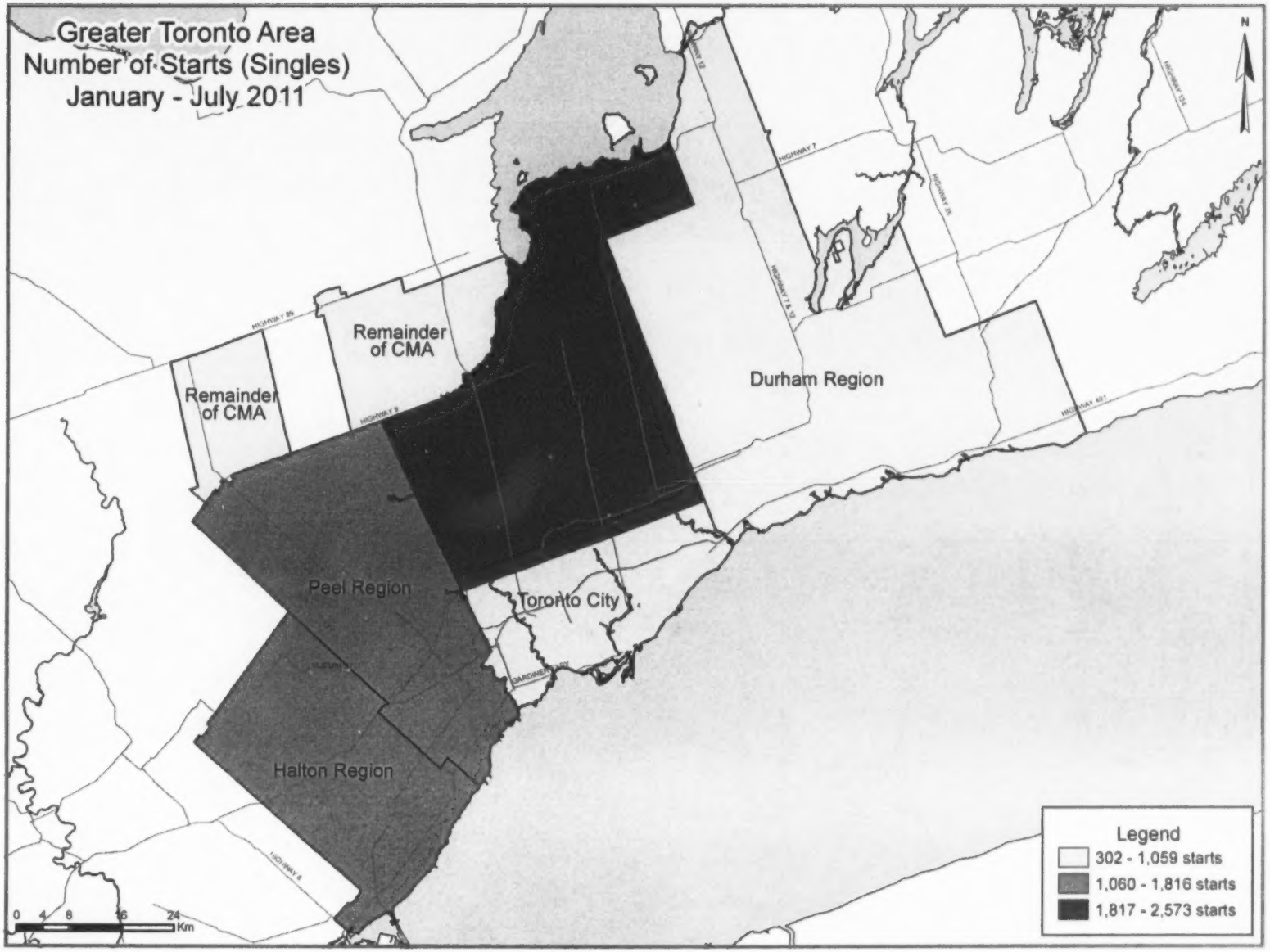
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

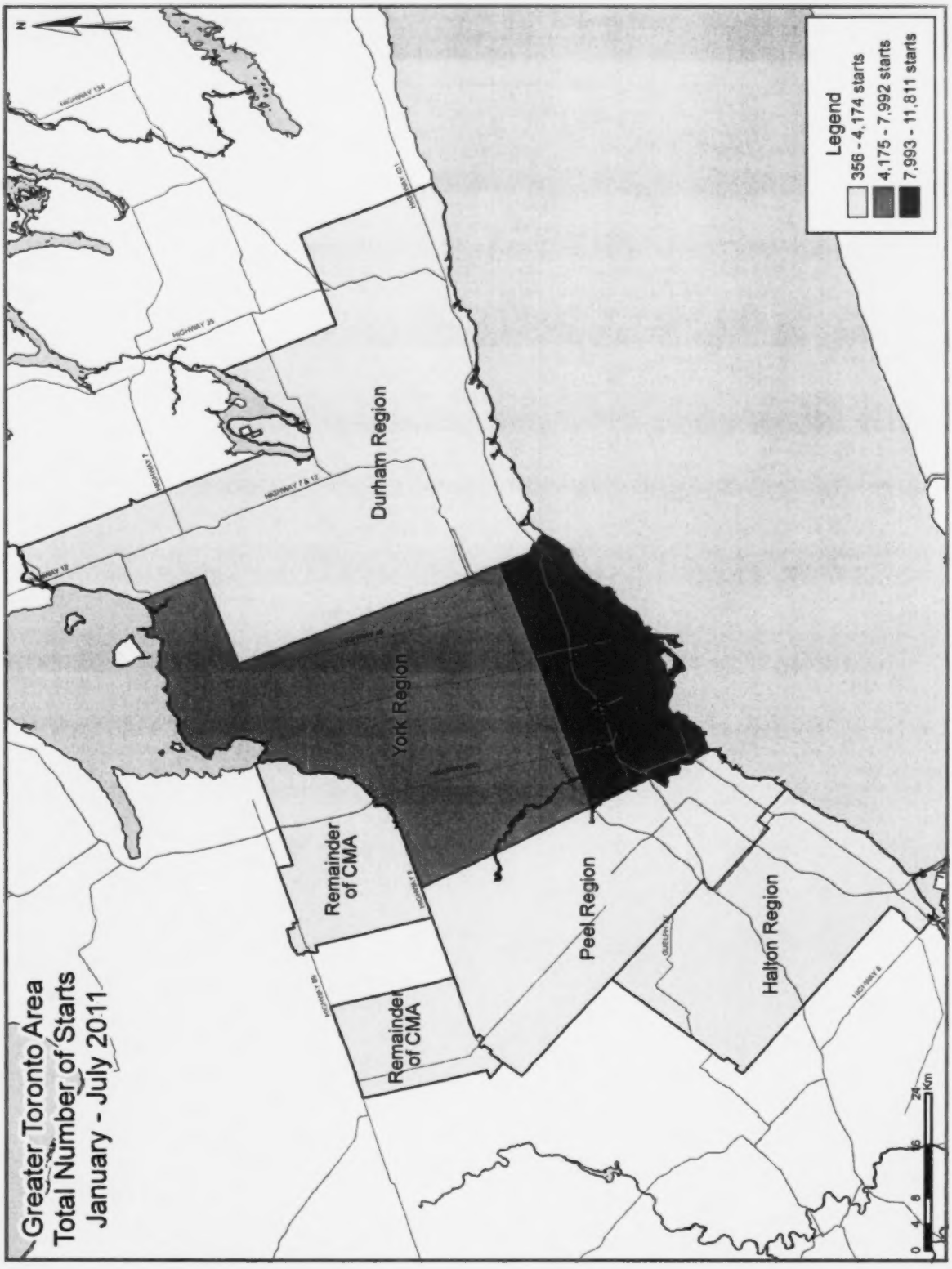

Greater Toronto Area
Number of Starts (Multiples)
July 2011
Legend
No starts
46 - 745 starts
746 - 1,444 starts
1,445 - 2,143 starts
Durham Region
York Region
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km


Greater Toronto Area
Number of Starts (Singles)
July 2011
Legend
30 - 180 starts
181 - 330 starts
331 - 480 starts
Durham Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0 4 8 16 24 Km


Greater Toronto Area
Total Number of Starts
July 2011
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
0 4 8 16 24 Km
Legend
30 - 765 starts
766 - 1,500 starts
1,501 - 2,236 starts


Oshawa CMA
Number of Starts (Multiples)
January - June 2011
Legend
36 - 56 starts
57 - 77 starts
78 - 98 starts
Clarington
Whitby
HIGHWAY 35
HIGHWAY 35 & 115
HIGHWAY 401
HIGHWAY 7 & 12
0
4
8
Km


Greater Toronto Area
Number of Starts (Singles)
January - July 2011
N
Remainder of CMA
Remainder of CMA
Durham Region
Peel Region
Toronto City
Halton Region
HIGHWAY 7
HIGHWAY 12
HIGHWAY 27
HIGHWAY 401
0 4 8 16 24
Km
Legend
302 - 1,059 starts
1,060 - 1,816 starts
1,817 - 2,573 starts


Greater Toronto Area
Total Number of Starts
January - July 2011
Legend
356 - 4,174 starts
4,175 - 7,992 starts
7,993 - 11,811 starts
Durham Region
York Region
Remainder of CMA
Remainder of CMA
Peel Region
Halton Region
HIGHWAY 7 & 12
HIGHWAY 35
HIGHWAY 12
HIGHWAY 48
HIGHWAY 404
HIGHWAY 6
0 4 8 16 24 Km

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwliimbury, Town of Mono, New Techumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
July 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2011	1,045	114	122	4	111	2,244	0	597	4,237
July 2010	870	112	212	4	162	846	0	72	2,278
% Change	20.1	1.8	-42.5	0.0	-31.5	165.2	n/a	**	86.0
Year-to-date 2011	5,846	1,106	1,940	19	715	12,762	8	1,460	23,856
Year-to-date 2010	5,799	790	1,530	16	760	6,029	14	971	15,909
% Change	0.8	40.0	26.8	18.8	-5.9	111.7	-42.9	50.4	50.0
UNDER CONSTRUCTION									
July 2011	7,566	1,440	2,922	41	1,217	33,809	36	3,292	50,323
July 2010	6,600	982	2,685	52	1,039	32,293	22	2,853	46,555
% Change	14.6	46.6	8.8	-21.2	17.1	4.7	63.6	15.4	8.1
COMPLETIONS									
July 2011	835	198	137	2	108	875	0	236	2,391
July 2010	951	258	390	13	142	2,581	0	0	4,335
% Change	-12.2	-23.3	-64.9	-84.6	-23.9	-66.1	n/a	n/a	-44.8
Year-to-date 2011	4,969	892	1,563	22	724	11,107	12	830	20,148
Year-to-date 2010	5,712	1,164	1,068	51	572	8,592	0	764	17,923
% Change	-13.0	-23.4	46.3	-56.9	26.6	29.3	n/a	8.6	12.4
COMPLETED & NOT ABSORBED									
July 2011	99	25	55	0	17	659	13	388	1,256
July 2010	334	28	54	2	41	950	11	515	1,935
% Change	-70.4	-10.7	1.9	-100.0	-58.5	-30.6	18.2	-24.7	-35.1
ABSORBED									
July 2011	826	183	130	3	99	989	0	2	2,232
July 2010	1,017	263	389	19	138	2 513	0	0	4,339
% Change	-18.8	-30.4	-66.6	-84.2	-28.3	-60.6	n/a	n/a	-48.6
Year-to-date 2011	5,055	890	1,550	23	713	10,505	12	569	19,317
Year-to-date 2010	5,813	1,173	1,152	56	552	7,937	3	79	16,765
% Change	-13.0	-24.1	34.5	-58.9	29.2	32.4	**	**	15.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
July 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2011	162	0	34	0	7	0	0	0	203
July 2010	118	2	78	0	0	0	0	0	198
% Change	37.3	-100.0	-56.4	n/a	n/a	n/a	n/a	n/a	2.5
Year-to-date 2011	769	38	92	0	71	0	0	16	986
Year-to-date 2010	922	2	143	0	0	0	0	8	1,075
% Change	-16.6	**	-35.7	n/a	n/a	n/a	n/a	100.0	-8.3
UNDER CONSTRUCTION									
July 2011	898	14	151	0	117	6	0	28	1,214
July 2010	823	4	166	0	55	18	0	50	1,116
% Change	9.1	**	-9.0	n/a	112.7	-66.7	n/a	-44.0	8.8
COMPLETIONS									
July 2011	149	10	6	0	0	0	0	26	191
July 2010	158	0	11	0	22	0	0	0	191
% Change	-5.7	n/a	-45.5	n/a	-100.0	n/a	n/a	n/a	0.0
Year-to-date 2011	688	34	116	0	96	6	0	46	986
Year-to-date 2010	748	2	49	0	51	0	3	0	853
% Change	-8.0	**	136.7	n/a	88.2	n/a	-100.0	n/a	15.6
COMPLETED & NOT ABSORBED									
July 2011	8	0	3	0	1	10	0	0	22
July 2010	10	0	2	0	5	16	0	0	33
% Change	-20.0	n/a	50.0	n/a	-80.0	-37.5	n/a	n/a	-33.3
ABSORBED									
July 2011	152	10	6	0	0	0	0	2	170
July 2010	160	0	11	0	24	8	0	0	203
% Change	-5.0	n/a	-45.5	n/a	-100.0	-100.0	n/a	n/a	-16.3
Year-to-date 2011	700	34	115	0	98	11	0	4	962
Year-to-date 2010	757	2	54	0	59	45	3	0	920
% Change	-7.5	**	113.0	n/a	66.1	-75.6	-100.0	n/a	4.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1c: Housing Activity Summary of Greater Toronto Area
July 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2011	1,229	114	156	0	130	2,244	0	597	4,470
July 2010	956	122	294	0	162	846	0	72	2,452
% Change	28.6	-6.6	-46.9	n/a	-19.8	165.2	n/a	**	82.3
Year-to-date 2011	6,542	1,102	2,032	4	794	12,837	8	1,476	24,795
Year-to-date 2010	6,498	890	1,667	2	804	6,213	14	979	17,067
% Change	0.7	23.8	21.9	100.0	-1.2	106.6	-42.9	50.8	45.3
UNDER CONSTRUCTION									
July 2011	8,448	1,410	3,094	27	1,366	34,125	36	3,577	52,083
July 2010	7,239	1,070	2,771	26	1,117	32,596	22	3,055	47,925
% Change	16.7	31.8	11.7	3.8	22.3	4.7	63.6	17.1	8.7
COMPLETIONS									
July 2011	974	206	181	0	116	875	0	262	2,614
July 2010	1,071	268	401	0	205	2,581	0	0	4,526
% Change	-9.1	-23.1	-54.9	n/a	-43.4	-66.1	n/a	n/a	-42.2
Year-to-date 2011	5,504	934	1,713	0	820	11,113	12	876	21,001
Year-to-date 2010	6,372	1,240	1,102	15	690	8,758	3	846	19,026
% Change	-13.6	-24.7	55.4	-100.0	18.8	26.9	**	3.5	10.4
COMPLETED & NOT ABSORBED									
July 2011	106	25	58	0	21	664	13	388	1,275
July 2010	350	37	61	2	51	954	11	515	1,981
% Change	-69.7	-32.4	-4.9	-100.0	-58.8	-30.4	18.2	-24.7	-35.6
ABSORBED									
July 2011	967	191	174	0	107	989	0	62	2,490
July 2010	1,137	269	400	5	203	2 521	0	0	4,535
% Change	-15.0	-29.0	-56.5	-100.0	-47.3	-60.8	n/a	n/a	-45.1
Year-to-date 2011	5,591	932	1,714	0	811	10,517	12	755	20,332
Year-to-date 2010	6,452	1,240	1,190	18	678	8,173	6	79	17,836
% Change	-13.3	-24.8	44.0	-100.0	19.6	28.7	100.0	**	14.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
July 2011	93	6	10	0	0	1,530	0	597	2,236
July 2010	87	4	28	0	0	824	0	72	1,015
York Region									
July 2011	480	50	27	0	99	714	0	0	1,370
July 2010	376	22	28	0	53	0	0	0	479
Peel Region									
July 2011	285	54	40	0	12	0	0	0	391
July 2010	218	68	71	0	109	22	0	0	488
Halton Region									
July 2011	177	2	32	0	12	0	0	0	223
July 2010	132	24	34	0	0	0	0	0	190
Durham Region									
July 2011	194	2	47	0	7	0	0	0	250
July 2010	143	4	133	0	0	0	0	0	280
Toronto CMA									
July 2011	1,045	114	122	4	111	2,244	0	597	4,237
July 2010	870	112	212	4	162	846	0	72	2,278
Oshawa CMA									
July 2011	162	0	34	0	7	0	0	0	203
July 2010	118	2	78	0	0	0	0	0	198
Greater Toronto Area									
July 2011	1,229	114	156	0	130	2,244	0	597	4,470
July 2010	956	122	294	0	162	846	0	72	2,452

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
July 2011	993	214	1,286	0	109	26,889	20	3,128	32,639
July 2010	1,040	78	630	0	124	26,357	14	2,597	30,869
York Region									
July 2011	2,775	384	582	0	298	2,439	8	84	6,570
July 2010	2,392	314	854	0	309	1,922	0	0	5,791
Peel Region									
July 2011	2,391	656	390	27	563	3,379	8	0	7,414
July 2010	1,566	440	438	26	454	3,669	8	226	6,827
Halton Region									
July 2011	1,070	86	526	0	258	1,177	0	337	3,454
July 2010	973	154	357	0	171	630	0	182	2,467
Durham Region									
July 2011	1,219	70	310	0	138	241	0	28	2,006
July 2010	1,268	84	492	0	59	18	0	50	1,971
Toronto CMA									
July 2011	7,566	1,440	2,922	41	1,217	33,809	36	3,292	50,323
July 2010	6,600	982	2,685	52	1,039	32,293	22	2,853	46,555
Oshawa CMA									
July 2011	898	14	151	0	117	6	0	28	1,214
July 2010	823	4	166	0	55	18	0	50	1,116
Greater Toronto Area									
July 2011	8,448	1,410	3,094	27	1,366	34,125	36	3,577	52,083
July 2010	7,239	1,070	2,771	26	1,117	32,596	22	3,055	47,925

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
July 2011	76	10	26	0	12	772	0	236	1,132
July 2010	54	8	78	0	0	1,231	0	0	1,371
York Region									
July 2011	372	96	15	0	11	0	0	0	494
July 2010	523	88	162	0	97	1,278	0	0	2,148
Peel Region									
July 2011	267	84	64	0	36	47	0	0	498
July 2010	126	78	30	0	37	72	0	0	343
Halton Region									
July 2011	97	6	64	0	57	56	0	0	280
July 2010	129	94	84	0	49	0	0	0	356
Durham Region									
July 2011	162	10	12	0	0	0	0	26	210
July 2010	239	0	47	0	22	0	0	0	308
Toronto CMA									
July 2011	835	198	137	2	108	875	0	236	2,391
July 2010	951	258	390	13	142	2,581	0	0	4,335
Oshawa CMA									
July 2011	149	10	6	0	0	0	0	26	191
July 2010	158	0	11	0	22	0	0	0	191
Greater Toronto Area									
July 2011	974	206	181	0	116	875	0	262	2,614
July 2010	1,071	268	401	0	205	2,581	0	0	4,526

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
July 2011	35	10	16	0	12	475	11	191	750
July 2010	46	11	25	0	16	861	11	318	1,288
York Region									
July 2011	12	0	26	0	0	116	2	0	156
July 2010	5	6	11	0	11	45	0	0	78
Peel Region									
July 2011	39	15	5	0	5	63	0	197	324
July 2010	259	11	4	2	14	21	0	197	508
Halton Region									
July 2011	11	0	8	0	3	0	0	0	22
July 2010	25	9	10	0	5	11	0	0	60
Durham Region									
July 2011	9	0	3	0	1	10	0	0	23
July 2010	15	0	11	0	5	16	0	0	47
Toronto CMA									
July 2011	99	25	55	0	17	659	13	388	1,256
July 2010	334	28	54	2	41	950	11	515	1,935
Oshawa CMA									
July 2011	8	0	3	0	1	10	0	0	22
July 2010	10	0	2	0	5	16	0	0	33
Greater Toronto Area									
July 2011	106	25	58	0	21	664	13	388	1,275
July 2010	350	37	61	2	51	954	11	515	1,981

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
July 2011	93	6	10	0	0	1,530	0	597	2,236
July 2010	87	4	28	0	0	824	0	72	1,015
York Region									
July 2011	480	50	27	0	99	714	0	0	1,370
July 2010	376	22	28	0	53	0	0	0	479
Peel Region									
July 2011	285	54	40	0	12	0	0	0	391
July 2010	218	68	71	0	109	22	0	0	488
Halton Region									
July 2011	177	2	32	0	12	0	0	0	223
July 2010	132	24	34	0	0	0	0	0	190
Durham Region									
July 2011	194	2	47	0	7	0	0	0	250
July 2010	143	4	133	0	0	0	0	0	280
Toronto CMA									
July 2011	1,045	114	122	4	111	2,244	0	597	4,237
July 2010	870	112	212	4	162	846	0	72	2,278
Oshawa CMA									
July 2011	162	0	34	0	7	0	0	0	203
July 2010	118	2	78	0	0	0	0	0	198
Greater Toronto Area									
July 2011	1,229	114	156	0	130	2,244	0	597	4,470
July 2010	956	122	294	0	162	846	0	72	2,452

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA 2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805
% Change	31.3	-6.7	27.7	28.0	8.2	-28.7	56.6	58.4	6.8
2001	16,793	5,582	3,317	50	1,494	12,738	196	760	41,017

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA 2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490
% Change	45.0	34.3	-31.6	n/a	n/a	n/a	-27.3	n/a	36.3
2001	2,038	70	431	0	0	0	22	0	2,561

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area 2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512
% Change	-10.7	-14.5	-15.3	-65.7	-16.0	-6.6	-90.0	-3.9	-10.5
2005	18,127	3,383	5,059	35	1,992	14,800	170	1,692	45,258
% Change	-15.3	-7.5	-0.2	-12.5	23.9	13.5	120.8	27.9	-2.1
2004	21,413	3,656	5,068	40	1,608	13,041	77	1,323	46,226
% Change	-5.4	-27.1	-3.6	**	14.0	-3.3	-50.6	-29.1	-7.7
2003	22,627	5,014	5,259	1	1,411	13,482	156	1,865	50,062
% Change	-9.6	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.2
2002	25,035	5,342	4,911	27	1,970	9,168	326	1,204	48,032
% Change	31.8	-6.6	26.4	17.4	18.7	-30.2	49.5	58.4	8.0
2001	18,990	5,722	3,884	23	1,659	13,141	218	760	44,483

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	% Change
Toronto City	93	87	6	4	10	28	2,127	896	2,236	1,015	120.3
Toronto	9	6	2	0	0	0	1,755	583	1,766	589	199.8
East York	9	3	0	0	0	0	0	0	9	3	200.0
Etobicoke	23	21	0	4	0	0	238	313	261	338	-22.8
North York	41	37	4	0	7	0	134	0	186	37	**
Scarborough	9	18	0	0	3	28	0	0	12	46	-73.9
York	2	2	0	0	0	0	0	0	2	2	0.0
York Region	490	376	50	22	126	81	714	0	1,370	479	186.0
Aurora	6	21	0	0	0	0	0	0	6	21	-71.4
East Gwillimbury	11	33	0	0	0	0	0	0	11	33	-66.7
Georgina Township	26	13	0	0	0	11	0	0	26	24	8.3
King Township	9	57	0	0	0	0	0	0	9	57	-84.2
Markham	182	23	24	0	13	0	714	0	933	23	**
Newmarket	25	14	6	14	0	0	0	0	31	28	10.7
Richmond Hill	66	35	0	0	107	53	0	0	173	88	96.6
Vaughan	90	127	20	4	6	12	0	0	116	143	-18.9
Whitchurch-Stouffville	65	53	0	4	0	5	0	0	65	62	4.8
Peel Region	285	218	54	68	52	180	0	22	391	488	-19.9
Brampton	256	174	24	50	22	109	0	0	302	333	-9.3
Caledon	19	12	30	0	18	6	0	0	67	18	**
Mississauga	10	32	0	18	12	65	0	22	22	137	-83.9
Halton Region	177	132	2	24	44	34	0	0	223	190	17.4
Burlington	46	42	0	8	12	7	0	0	58	57	1.8
Halton Hills	4	3	0	0	9	0	0	0	13	3	**
Milton	77	19	2	16	0	15	0	0	79	50	58.0
Oakville	50	68	0	0	23	12	0	0	73	80	-8.8
Durham Region	194	143	2	4	54	133	0	0	250	280	-10.7
Ajax	7	17	2	2	13	55	0	0	22	74	-70.3
Brock	1	0	0	0	0	0	0	0	1	0	n/a
Clarington	56	51	0	0	24	19	0	0	80	70	14.3
Oshawa	27	52	0	2	7	8	0	0	34	62	-45.2
Pickering	6	6	0	0	0	0	0	0	6	6	0.0
Scugog	1	2	0	0	0	0	0	0	1	2	-50.0
Uxbridge	17	0	0	0	0	0	0	0	17	0	n/a
Whitby	79	15	0	0	10	51	0	0	89	66	34.8
Remainder of Toronto CMA	30	80	0	0	0	3	0	0	30	83	-63.9
Bradford West Gwillimbury	7	58	0	0	0	0	0	0	7	58	-87.9
Town of Mono	3	6	0	0	0	0	0	0	3	6	-50.0
New Tecumseth	17	5	0	0	0	0	0	0	17	5	**
Orangeville	3	11	0	0	0	3	0	0	3	14	-78.6
Toronto CMA	1,049	874	114	112	233	374	2,841	918	4,237	2,278	86.0
Oshawa CMA	162	118	0	2	41	78	0	0	203	198	2.5
Greater Toronto Area (GTA)	1,229	956	114	122	286	456	2,841	918	4,470	2,452	82.3

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Toronto City	406	536	130	42	128	280	11,147	6,720	11,811	7,578	55.9
Toronto	68	71	8	4	0	71	7,311	3,882	7,387	4,028	83.4
East York	24	30	0	2	0	0	363	0	387	32	**
Etobicoke	66	75	2	14	0	0	744	2,044	812	2,133	-61.9
North York	200	214	116	0	84	44	1,654	623	2,054	881	133.1
Scarborough	41	134	4	20	44	159	358	171	447	484	-7.6
York	6	10	0	2	0	6	0	0	6	18	-66.7
York Region	2,573	2,650	440	272	612	672	1,707	0	5,332	3,594	48.4
Aurora	31	228	0	10	0	0	0	0	31	238	-87.0
East Gwillimbury	58	61	14	0	17	40	0	0	89	101	-11.9
Georgina Township	100	57	0	0	0	11	0	0	100	68	47.1
King Township	51	110	2	16	0	0	137	0	190	126	50.8
Markham	830	105	140	60	64	8	967	0	2,001	173	**
Newmarket	106	138	6	26	0	5	0	0	112	169	-33.7
Richmond Hill	317	398	4	6	222	173	0	0	543	577	-5.9
Vaughan	627	1,091	184	74	220	356	499	0	1,530	1,521	0.6
Whitchurch-Stouffville	453	462	90	80	89	79	104	0	736	621	18.5
Peel Region	1,440	980	402	384	657	665	1,571	229	4,070	2,258	80.2
Brampton	1,253	677	360	216	149	404	49	26	1,811	1,323	36.9
Caledon	123	141	36	38	89	29	0	0	248	208	19.2
Mississauga	64	162	6	130	419	232	1,522	203	2,011	727	176.6
Halton Region	1,096	1,118	54	170	498	455	291	305	1,939	2,048	-5.3
Burlington	199	198	4	122	16	65	75	184	294	569	-48.3
Halton Hills	32	67	2	0	9	23	0	0	43	90	-52.2
Milton	496	655	16	46	201	176	216	0	929	877	5.9
Oakville	369	198	32	2	272	191	0	121	673	512	31.4
Durham Region	1,031	1,216	76	28	285	337	251	8	1,643	1,589	3.4
Ajax	172	216	38	26	119	194	0	0	329	436	-24.5
Brock	5	5	0	0	0	0	0	0	5	5	0.0
Clarington	302	302	0	0	66	51	0	8	368	361	1.9
Oshawa	192	424	38	2	51	8	16	0	297	434	-31.6
Pickering	41	45	0	0	3	0	235	0	279	45	**
Scugog	10	7	0	0	0	0	0	0	10	7	42.9
Uxbridge	34	21	0	0	0	0	0	0	34	21	61.9
Whitby	275	196	0	0	46	84	0	0	321	280	14.6
Remainder of Toronto CMA	302	447	54	24	0	27	0	0	356	498	-28.5
Bradford West Gwillimbury	224	297	36	4	0	18	0	0	260	319	-18.5
Town of Mono	17	30	0	0	0	0	0	0	17	30	-43.3
New Tecumseth	47	40	18	2	0	0	0	0	65	42	54.8
Orangeville	14	80	0	18	0	9	0	0	14	107	-86.9
Toronto CMA	5,865	5,815	1,114	796	2,001	2,228	14,876	7,070	23,856	15,909	50.0
Oshawa CMA	769	922	38	2	163	143	16	8	986	1,075	-8.3
Greater Toronto Area (GTA)	6,546	6,500	1,102	896	2,180	2,409	14,967	7,262	24,795	17,067	45.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010
Toronto City	10	28	0	0	1,530	824	597	72
Toronto	0	0	0	0	1,292	511	463	72
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	238	313	0	0
North York	7	0	0	0	0	0	134	0
Scarborough	3	28	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	126	81	0	0	714	0	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	11	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	13	0	0	0	714	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	107	53	0	0	0	0	0	0
Vaughan	6	12	0	0	0	0	0	0
Whitchurch-Stouffville	0	5	0	0	0	0	0	0
Peel Region	52	180	0	0	0	22	0	0
Brampton	22	109	0	0	0	0	0	0
Caledon	18	6	0	0	0	0	0	0
Mississauga	12	65	0	0	0	22	0	0
Halton Region	44	34	0	0	0	0	0	0
Burlington	12	7	0	0	0	0	0	0
Halton Hills	9	0	0	0	0	0	0	0
Milton	0	15	0	0	0	0	0	0
Oakville	23	12	0	0	0	0	0	0
Durham Region	54	133	0	0	0	0	0	0
Ajax	13	55	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	24	19	0	0	0	0	0	0
Oshawa	7	8	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	10	51	0	0	0	0	0	0
Remainder of Toronto CMA	0	3	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	3	0	0	0	0	0	0
Toronto CMA	233	374	0	0	2,244	846	597	72
Oshawa CMA	41	78	0	0	0	0	0	0
Greater Toronto Area (GTA)	286	456	0	0	2,244	846	597	72

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	128	274	0	6	9,771	5,775	1,376	945
Toronto	0	71	0	0	6,542	3,591	769	291
East York	0	0	0	0	363	0	0	0
Etobicoke	0	0	0	0	508	1,543	236	501
North York	84	44	0	0	1,283	623	371	0
Scarborough	44	159	0	0	358	18	0	153
York	0	0	0	6	0	0	0	0
York Region	604	672	8	0	1,623	0	84	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	17	40	0	0	0	0	0	0
Georgina Township	0	11	0	0	0	0	0	0
King Township	0	0	0	0	137	0	0	0
Markham	64	8	0	0	967	0	0	0
Newmarket	0	5	0	0	0	0	0	0
Richmond Hill	222	173	0	0	0	0	0	0
Vaughan	220	356	0	0	415	0	84	0
Whitchurch-Stouffville	81	79	8	0	104	0	0	0
Peel Region	657	657	0	8	1,571	203	0	26
Brampton	149	396	0	8	49	0	0	26
Caledon	89	29	0	0	0	0	0	0
Mississauga	419	232	0	0	1,522	203	0	0
Halton Region	498	455	0	0	291	305	0	0
Burlington	16	65	0	0	75	184	0	0
Halton Hills	9	23	0	0	0	0	0	0
Milton	201	176	0	0	216	0	0	0
Oakville	272	191	0	0	0	121	0	0
Durham Region	285	337	0	0	235	0	16	8
Ajax	119	194	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	66	51	0	0	0	0	0	8
Oshawa	51	8	0	0	0	0	16	0
Pickering	3	0	0	0	235	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	46	84	0	0	0	0	0	0
Remainder of Toronto CMA	0	27	0	0	0	0	0	0
Bradford West Gwillimbury	0	18	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	9	0	0	0	0	0	0
Toronto CMA	1,993	2,214	8	14	13,416	6,099	1,460	971
Oshawa CMA	163	143	0	0	0	0	16	8
Greater Toronto Area (GTA)	2,172	2,395	8	14	13,491	6,283	1,476	979

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
July 2011

Submarket	Freehold		Condominium		Rental		Total*	
	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010
Toronto City	109	119	1,530	824	597	72	2,236	1,015
Toronto	11	6	1,292	511	463	72	1,766	589
East York	9	3	0	0	0	0	9	3
Etobicoke	23	25	238	313	0	0	261	338
North York	52	37	0	0	134	0	186	37
Scarborough	12	46	0	0	0	0	12	46
York	2	2	0	0	0	0	2	2
York Region	557	426	813	53	0	0	1,370	479
Aurora	6	21	0	0	0	0	6	21
East Gwillimbury	11	33	0	0	0	0	11	33
Georgina Township	26	24	0	0	0	0	26	24
King Township	9	57	0	0	0	0	9	57
Markham	219	23	714	0	0	0	933	23
Newmarket	31	28	0	0	0	0	31	28
Richmond Hill	74	35	99	53	0	0	173	88
Vaughan	116	143	0	0	0	0	116	143
Whitchurch-Stouffville	65	62	0	0	0	0	65	62
Peel Region	379	357	12	131	0	0	391	488
Brampton	302	259	0	74	0	0	302	333
Caledon	67	18	0	0	0	0	67	18
Mississauga	10	80	12	57	0	0	22	137
Halton Region	211	190	12	0	0	0	223	190
Burlington	46	57	12	0	0	0	58	57
Halton Hills	13	3	0	0	0	0	13	3
Milton	79	50	0	0	0	0	79	50
Oakville	73	80	0	0	0	0	73	80
Durham Region	243	280	7	0	0	0	250	280
Ajax	22	74	0	0	0	0	22	74
Brock	1	0	0	0	0	0	1	0
Clarington	80	70	0	0	0	0	80	70
Oshawa	27	62	7	0	0	0	34	62
Pickering	6	6	0	0	0	0	6	6
Scugog	1	2	0	0	0	0	1	2
Uxbridge	17	0	0	0	0	0	17	0
Whitby	89	66	0	0	0	0	89	66
Remainder of Toronto CMA	26	79	4	4	0	0	30	83
Bradford West Gwillimbury	7	58	0	0	0	0	7	58
Town of Mono	0	2	3	4	0	0	3	6
New Tecumseth	16	5	1	0	0	0	17	5
Orangeville	3	14	0	0	0	0	3	14
Toronto CMA	1,281	1,194	2,359	1,012	597	72	4,237	2,278
Oshawa CMA	196	198	7	0	0	0	203	198
Greater Toronto Area (GTA)	1,499	1,372	2,374	1,008	597	72	4,470	2,452

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market January - July 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	1,050	835	9,385	5,792	1,376	951	11,811	7,578
Toronto	483	216	6,135	3,521	769	291	7,387	4,028
East York	24	32	363	0	0	0	387	32
Etobicoke	68	89	508	1,543	236	501	812	2,133
North York	400	220	1,283	661	371	0	2,054	881
Scarborough	68	264	379	67	0	153	447	484
York	6	12	0	0	0	6	6	18
York Region	3,447	3,362	1,793	232	92	0	5,332	3,594
Aurora	31	238	0	0	0	0	31	238
East Gwillimbury	89	101	0	0	0	0	89	101
Georgina Township	100	68	0	0	0	0	100	68
King Township	53	126	137	0	0	0	190	126
Markham	1,006	173	995	0	0	0	2,001	173
Newmarket	112	164	0	5	0	0	112	169
Richmond Hill	401	524	142	53	0	0	543	577
Vaughan	1,031	1,396	415	125	84	0	1,530	1,521
Whitchurch-Stouffville	624	572	104	49	8	0	736	621
Peel Region	2,105	1,696	1,965	528	0	34	4,070	2,258
Brampton	1,758	1,078	53	211	0	34	1,811	1,323
Caledon	248	202	0	6	0	0	248	208
Mississauga	99	416	1,912	311	0	0	2,011	727
Halton Region	1,539	1,581	400	467	0	0	1,939	2,048
Burlington	203	339	91	230	0	0	294	569
Halton Hills	43	90	0	0	0	0	43	90
Milton	713	860	216	17	0	0	929	877
Oakville	580	292	93	220	0	0	673	512
Durham Region	1,535	1,581	92	0	16	8	1,643	1,589
Ajax	308	436	21	0	0	0	329	436
Brock	5	5	0	0	0	0	5	5
Clarington	348	353	20	0	0	8	368	361
Oshawa	230	434	51	0	16	0	297	434
Pickering	279	45	0	0	0	0	279	45
Scugog	10	7	0	0	0	0	10	7
Uxbridge	34	21	0	0	0	0	34	21
Whitby	321	280	0	0	0	0	321	280
Remainder of Toronto CMA	333	482	23	16	0	0	356	498
Bradford West Gwillimbury	260	319	0	0	0	0	260	319
Town of Mono	6	24	11	6	0	0	17	30
New Tecumseth	53	32	12	10	0	0	65	42
Orangeville	14	107	0	0	0	0	14	107
Toronto CMA	8,892	8,119	13,496	6,805	1,468	985	23,856	15,909
Oshawa CMA	899	1,067	71	0	16	8	986	1,075
Greater Toronto Area (GTA)	9,676	9,055	13,635	7,019	1,484	993	24,795	17,067

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type July 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	% Change
Toronto City	76	54	10	8	38	36	1,008	1,273	1,132	1,371	-17.4
Toronto	16	3	2	0	0	8	518	1,171	536	1,182	-54.7
East York	6	2	0	2	0	18	44	0	50	22	127.3
Etobicoke	5	10	4	0	0	0	0	0	9	10	-10.0
North York	38	24	0	0	6	0	446	102	490	126	**
Scarborough	9	14	4	6	32	10	0	0	45	30	50.0
York	2	1	0	0	0	0	0	0	2	1	100.0
York Region	372	523	96	88	26	259	0	1,278	494	2,148	-77.0
Aurora	7	51	0	8	0	0	0	0	7	59	-88.1
East Gwillimbury	2	5	2	8	0	4	0	0	4	17	-76.5
Georgina Township	6	21	0	0	0	0	0	0	6	21	-71.4
King Township	18	0	0	0	0	0	0	0	18	0	n/a
Markham	79	5	6	8	0	11	0	822	85	846	-90.0
Newmarket	10	5	0	2	0	63	0	0	10	70	-85.7
Richmond Hill	80	160	0	2	12	34	0	456	92	652	-85.9
Vaughan	138	225	80	44	14	50	0	0	232	319	-27.3
Whitchurch-Stouffville	32	51	8	16	0	97	0	0	40	164	-75.6
Peel Region	267	126	84	78	100	67	47	72	498	343	45.2
Brampton	220	64	66	44	66	5	0	72	352	185	90.3
Caledon	20	28	8	6	10	22	0	0	38	56	-32.1
Mississauga	27	34	10	28	24	40	47	0	108	102	5.9
Halton Region	97	129	6	94	121	133	56	0	280	356	-21.3
Burlington	25	18	4	16	48	43	0	0	77	77	0.0
Halton Hills	5	8	0	0	0	0	0	0	5	8	-37.5
Milton	36	87	2	78	22	71	56	0	116	236	-50.8
Oakville	31	16	0	0	51	19	0	0	82	35	134.3
Durham Region	162	239	10	0	12	69	26	0	210	308	-31.8
Ajax	7	71	0	0	0	36	0	0	7	107	-93.5
Brock	0	1	0	0	0	0	0	0	0	1	-100.0
Clarington	43	43	0	0	6	4	0	0	49	47	4.3
Oshawa	47	61	10	0	0	22	26	0	83	83	0.0
Pickering	3	4	0	0	6	0	0	0	9	4	125.0
Scugog	1	0	0	0	0	0	0	0	1	0	n/a
Uxbridge	2	5	0	0	0	0	0	0	2	5	-60.0
Whitby	59	54	0	0	0	7	0	0	59	61	-3.3
Remainder of Toronto CMA	38	70	8	8	0	0	0	0	46	78	-41.0
Bradford West Gwillimbury	30	20	6	0	0	0	0	0	36	20	80.0
Town of Mono	2	9	0	0	0	0	0	0	2	9	-77.8
New Tecumseth	3	26	2	8	0	0	0	0	5	34	-85.3
Orangeville	3	15	0	0	0	0	0	0	3	15	-80.0
Toronto CMA	837	964	200	260	243	488	1,111	2,623	2,391	4,335	-44.8
Oshawa CMA	149	158	10	0	6	33	26	0	191	191	0.0
Greater Toronto Area (GTA)	974	1,071	206	268	297	564	1,137	2,623	2,614	4,526	-42.2

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Toronto City	433	443	40	136	193	124	9,877	6,797	10,543	7,500	40.6
Toronto	75	45	20	0	30	8	5,158	5,236	5,283	5,289	-0.1
East York	23	18	0	4	0	18	44	198	67	238	-71.8
Etobicoke	51	55	14	10	0	4	551	127	616	196	**
North York	171	191	0	106	22	7	1,662	1,128	1,855	1,432	29.5
Scarborough	102	126	4	12	141	52	2,462	108	2,709	298	**
York	11	8	2	4	0	35	0	0	13	47	-72.3
York Region	2,252	3,095	370	524	534	508	943	1,398	4,099	5,525	-25.8
Aurora	89	167	8	78	0	0	153	0	250	245	2.0
East Gwillimbury	39	28	4	10	15	48	0	0	58	86	-32.6
Georgina Township	50	46	0	0	11	0	0	0	61	46	32.6
King Township	98	38	0	16	18	0	0	0	116	54	114.8
Markham	344	409	146	90	116	72	735	942	1,341	1,513	-11.4
Newmarket	89	183	4	12	0	79	0	0	93	274	-66.1
Richmond Hill	453	419	10	36	114	34	25	456	602	945	-36.3
Vaughan	876	1,448	158	184	183	101	30	0	1,247	1,733	-28.0
Whitchurch-Stouffville	214	357	40	98	77	174	0	0	331	629	-47.4
Peel Region	1,255	671	302	298	842	479	1,077	1,084	3,476	2,532	37.3
Brampton	1,038	436	212	118	615	90	74	481	1,939	1,125	72.4
Caledon	94	85	28	10	30	28	0	0	152	123	23.6
Mississauga	123	150	62	170	197	361	1,003	603	1,385	1,284	7.9
Halton Region	710	1,107	148	254	529	425	109	377	1,496	2,163	-30.8
Burlington	157	134	52	118	70	93	0	306	279	651	-57.1
Halton Hills	40	38	0	0	8	17	53	0	101	55	83.6
Milton	369	768	96	136	230	195	56	71	751	1,170	-35.8
Oakville	144	167	0	0	221	120	0	0	365	287	27.2
Durham Region	854	1,071	74	28	407	207	52	0	1,387	1,306	6.2
Ajax	121	253	40	26	170	90	0	0	331	369	-10.3
Brock	4	20	0	0	0	0	0	0	4	20	-80.0
Clarington	236	228	0	0	42	4	6	0	284	232	22.4
Oshawa	231	247	26	2	55	65	46	0	358	314	14.0
Pickering	19	26	0	0	25	8	0	0	44	34	29.4
Scugog	7	8	0	0	0	0	0	0	7	8	-12.5
Uxbridge	15	16	0	0	0	6	0	0	15	22	-31.8
Whitby	221	273	8	0	115	34	0	0	344	307	12.1
Remainder of Toronto CMA	343	286	54	52	26	33	0	58	423	429	-1.4
Bradford West Gwillimbury	277	128	42	16	23	6	0	0	342	150	128.0
Town of Mono	19	26	0	0	0	0	0	0	19	26	-26.9
New Tecumseth	31	83	10	14	0	0	0	0	41	97	-57.7
Orangeville	16	49	2	22	3	27	0	58	21	156	-86.5
Toronto CMA	4,991	5,763	902	1,172	2,249	1,580	12,006	9,408	20,148	17,923	12.4
Oshawa CMA	688	748	34	2	212	103	52	0	986	853	15.6
Greater Toronto Area (GTA)	5,504	6,387	934	1,240	2,505	1,743	12,058	9,656	21,001	19,026	10.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010
Toronto City	38	36	0	0	772	1,273	236	0
Toronto	0	8	0	0	326	1,171	192	0
East York	0	18	0	0	0	0	44	0
Etobicoke	0	0	0	0	0	0	0	0
North York	6	0	0	0	446	102	0	0
Scarborough	32	10	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	26	259	0	0	0	1,278	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	4	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	0	11	0	0	0	822	0	0
Newmarket	0	63	0	0	0	0	0	0
Richmond Hill	12	34	0	0	0	456	0	0
Vaughan	14	50	0	0	0	0	0	0
Whitchurch-Stouffville	0	97	0	0	0	0	0	0
Peel Region	100	67	0	0	47	72	0	0
Brampton	66	5	0	0	0	72	0	0
Caledon	10	22	0	0	0	0	0	0
Mississauga	24	40	0	0	47	0	0	0
Halton Region	121	133	0	0	56	0	0	0
Burlington	48	43	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	22	71	0	0	56	0	0	0
Oakville	51	19	0	0	0	0	0	0
Durham Region	12	69	0	0	0	0	26	0
Ajax	0	36	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	6	4	0	0	0	0	0	0
Oshawa	0	22	0	0	0	0	26	0
Pickering	6	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	7	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	243	488	0	0	875	2,623	236	0
Oshawa CMA	6	33	0	0	0	0	26	0
Greater Toronto Area (GTA)	297	564	0	0	875	2,623	262	0

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	193	124	0	0	9,122	6,377	726	420
Toronto	30	8	0	0	4,779	4,816	350	420
East York	0	18	0	0	0	198	44	0
Etobicoke	0	4	0	0	551	127	0	0
North York	22	7	0	0	1,330	1,128	332	0
Scarborough	141	52	0	0	2,462	108	0	0
York	0	35	0	0	0	0	0	0
York Region	522	508	12	0	918	1,278	25	120
Aurora	0	0	0	0	153	0	0	0
East Gwillimbury	15	48	0	0	0	0	0	0
Georgina Township	11	0	0	0	0	0	0	0
King Township	18	0	0	0	0	0	0	0
Markham	116	72	0	0	735	822	0	120
Newmarket	0	79	0	0	0	0	0	0
Richmond Hill	114	34	0	0	0	456	25	0
Vaughan	183	101	0	0	30	0	0	0
Whitchurch-Stouffville	65	174	12	0	0	0	0	0
Peel Region	842	479	0	0	1,051	860	26	224
Brampton	615	90	0	0	48	451	26	30
Caledon	30	28	0	0	0	0	0	0
Mississauga	197	361	0	0	1,003	409	0	194
Halton Region	529	425	0	0	56	295	53	82
Burlington	70	93	0	0	0	224	0	82
Halton Hills	8	17	0	0	0	0	53	0
Milton	230	195	0	0	56	71	0	0
Oakville	221	120	0	0	0	0	0	0
Durham Region	407	204	0	3	6	0	46	0
Ajax	170	90	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	42	4	0	0	6	0	0	0
Oshawa	55	62	0	3	0	0	46	0
Pickering	25	8	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	6	0	0	0	0	0	0
Whitby	115	34	0	0	0	0	0	0
Remainder of Toronto CMA	26	33	0	0	0	58	0	0
Bradford West Gwillimbury	23	6	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	3	27	0	0	0	58	0	0
Toronto CMA	2,237	1,580	12	0	11,147	8,644	830	764
Oshawa CMA	212	100	0	3	6	0	46	0
Greater Toronto Area (GTA)	2,493	1,740	12	3	11,153	8,810	876	846

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2011

Submarket	Freehold		Condominium		Rental		Total*	
	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010
Toronto City	112	140	784	1,231	236	0	1,132	1,371
Toronto	18	53	326	1,129	192	0	536	1,182
East York	6	22	0	0	44	0	50	22
Etobicoke	9	10	0	0	0	0	9	10
North York	44	24	446	102	0	0	490	126
Scarborough	33	30	12	0	0	0	45	30
York	2	1	0	0	0	0	2	1
York Region	483	773	11	1,375	0	0	494	2,148
Aurora	7	59	0	0	0	0	7	59
East Gwillimbury	4	17	0	0	0	0	4	17
Georgina Township	6	21	0	0	0	0	6	21
King Township	18	0	0	0	0	0	18	0
Markham	85	24	0	822	0	0	85	846
Newmarket	10	70	0	0	0	0	10	70
Richmond Hill	85	184	7	468	0	0	92	652
Vaughan	228	319	4	0	0	0	232	319
Whitchurch-Stouffville	40	79	0	85	0	0	40	164
Peel Region	415	234	83	109	0	0	498	343
Brampton	340	113	12	72	0	0	352	185
Caledon	38	56	0	0	0	0	38	56
Mississauga	37	65	71	37	0	0	108	102
Halton Region	167	307	113	49	0	0	280	356
Burlington	67	34	10	43	0	0	77	77
Halton Hills	5	8	0	0	0	0	5	8
Milton	60	236	56	0	0	0	116	236
Oakville	35	29	47	6	0	0	82	35
Durham Region	184	286	0	22	26	0	210	308
Ajax	7	107	0	0	0	0	7	107
Brock	0	1	0	0	0	0	0	1
Clarington	49	47	0	0	0	0	49	47
Oshawa	57	61	0	22	26	0	83	83
Pickering	9	4	0	0	0	0	9	4
Scugog	1	0	0	0	0	0	1	0
Uxbridge	2	5	0	0	0	0	2	5
Whitby	59	61	0	0	0	0	59	61
Remainder of Toronto CMA	42	63	4	15	0	0	46	78
Bradford West Gwillimbury	36	20	0	0	0	0	36	20
Town of Mono	0	5	2	4	0	0	2	9
New Tecumseth	3	23	2	11	0	0	5	34
Orangeville	3	15	0	0	0	0	3	15
Toronto CMA	1,170	1,599	985	2,736	236	0	2,391	4,335
Oshawa CMA	165	169	0	22	26	0	191	191
Greater Toronto Area (GTA)	1,361	1,740	991	2,786	262	0	2,614	4,526

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - July 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	629	739	9,159	6,341	726	420	10,543	7,500
Toronto	125	105	4,779	4,764	350	420	5,283	5,289
East York	23	40	0	198	44	0	67	238
Etobicoke	105	69	511	127	0	0	616	196
North York	177	304	1,346	1,128	332	0	1,855	1,432
Scarborough	186	174	2,523	124	0	0	2,709	298
York	13	47	0	0	0	0	13	47
York Region	3,034	3,964	1,028	1,441	37	120	4,099	5,525
Aurora	97	245	153	0	0	0	250	245
East Gwillimbury	58	86	0	0	0	0	58	86
Georgina Township	61	46	0	0	0	0	61	46
King Township	116	54	0	0	0	0	116	54
Markham	597	571	744	822	0	120	1,341	1,513
Newmarket	93	274	0	0	0	0	93	274
Richmond Hill	517	477	60	468	25	0	602	945
Vaughan	1,176	1,732	71	1	0	0	1,247	1,733
Whitchurch-Stouffville	319	479	0	150	12	0	331	629
Peel Region	1,993	1,181	1,457	1,127	26	224	3,476	2,532
Brampton	1,584	597	329	498	26	30	1,939	1,125
Caledon	146	123	6	0	0	0	152	123
Mississauga	263	461	1,122	629	0	194	1,385	1,284
Halton Region	1,256	1,584	187	497	53	82	1,496	2,163
Burlington	269	270	10	299	0	82	279	651
Halton Hills	48	46	0	9	53	0	101	55
Milton	695	1,016	56	154	0	0	751	1,170
Oakville	244	252	121	35	0	0	365	287
Durham Region	1,239	1,246	102	57	46	3	1,387	1,306
Ajax	331	369	0	0	0	0	331	369
Brock	4	20	0	0	0	0	4	20
Clarington	257	232	27	0	0	0	284	232
Oshawa	257	279	55	32	46	3	358	314
Pickering	44	34	0	0	0	0	44	34
Scugog	7	8	0	0	0	0	7	8
Uxbridge	15	16	0	6	0	0	15	22
Whitby	324	288	20	19	0	0	344	307
Remainder of Toronto CMA	391	327	32	102	0	0	423	429
Bradford West Gwillimbury	342	150	0	0	0	0	342	150
Town of Mono	12	17	7	9	0	0	19	26
New Tecumseth	16	62	25	35	0	0	41	97
Orangeville	21	98	0	58	0	0	21	156
Toronto CMA	7,424	7,944	11,853	9,215	842	764	20,148	17,923
Oshawa CMA	838	799	102	51	46	3	986	853
Greater Toronto Area (GTA)	8,151	8,714	11,933	9,463	888	849	21,001	19,026

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
July 2011	5	6.8	1	1.4	0	0.0	7	9.5	61	82.4	74	1,176,500	1,570,465
July 2010	3	4.8	0	0.0	3	4.8	12	19.0	45	71.4	63	1,050,000	1,224,802
Year-to-date 2011	50	11.3	8	1.8	7	1.6	77	17.5	299	67.8	441	1,079,000	1,263,237
Year-to-date 2010	17	3.7	10	2.2	41	8.9	82	17.7	312	67.5	462	910,000	1,181,463
Toronto													
July 2011	0	0.0	0	0.0	0	0.0	2	12.5	14	87.5	16	1,347,000	2,230,988
July 2010	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2011	1	1.4	0	0.0	0	0.0	8	10.8	65	87.8	74	1,387,000	1,825,532
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	5.0	38	95.0	40	1,200,000	1,429,246
East York													
July 2011	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
July 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2011	0	0.0	0	0.0	1	4.2	2	8.3	21	87.5	24	1,192,000	1,167,563
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	11.1	16	88.9	18	1,024,500	1,094,717
Etobicoke													
July 2011	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
July 2010	2	18.2	0	0.0	0	0.0	2	18.2	7	63.6	11	1,050,000	1,410,591
Year-to-date 2011	0	0.0	0	0.0	0	0.0	13	25.5	38	74.5	51	1,450,900	1,433,505
Year-to-date 2010	2	3.3	0	0.0	0	0.0	6	9.8	53	86.9	61	1,329,900	1,495,434
North York													
July 2011	0	0.0	0	0.0	0	0.0	0	0.0	37	100.0	37	1,315,900	1,717,123
July 2010	0	0.0	0	0.0	0	0.0	0	0.0	31	100.0	31	1,279,000	1,427,914
Year-to-date 2011	2	1.1	0	0.0	1	0.6	10	5.7	162	92.6	175	1,250,500	1,461,647
Year-to-date 2010	1	0.5	0	0.0	2	1.0	10	4.8	196	93.8	209	1,289,000	1,465,287
Scarborough													
July 2011	5	62.5	1	12.5	0	0.0	1	12.5	1	12.5	8	--	--
July 2010	1	7.1	0	0.0	3	21.4	10	71.4	0	0.0	14	506,990	499,049
Year-to-date 2011	47	44.3	8	7.5	5	4.7	37	34.9	9	8.5	106	446,945	520,747
Year-to-date 2010	13	10.3	10	7.9	39	31.0	59	46.8	5	4.0	126	500,945	519,943
York													
July 2011	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
July 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	7	63.6	4	36.4	11	689,500	898,205
Year-to-date 2010	1	12.5	0	0.0	0	0.0	3	37.5	4	50.0	8	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
July 2011	11	2.9	25	6.7	50	13.4	223	59.8	64	17.2	373	594,990	655,797
July 2010	39	7.4	73	13.9	74	14.1	303	57.8	35	6.7	524	540,445	554,642
Year-to-date 2011	93	4.1	177	7.9	232	10.3	1,444	64.1	307	13.6	2,253	589,990	624,588
Year-to-date 2010	281	9.1	513	16.5	416	13.4	1,695	54.7	196	6.3	3,101	541,990	555,398
Aurora													
July 2011	1	11.1	1	11.1	0	0.0	0	0.0	7	77.8	9	--	--
July 2010	1	2.0	1	2.0	8	15.7	35	68.6	6	11.8	51	577,990	625,624
Year-to-date 2011	1	1.1	3	3.2	5	5.3	63	66.3	23	24.2	95	614,900	699,715
Year-to-date 2010	1	0.6	13	7.7	27	16.1	96	57.1	31	18.5	168	568,990	635,844
East Gwillimbury													
July 2011	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
July 2010	5	100.0	0	0.0	0	0.0	0	0.0	0	0.0	5	--	--
Year-to-date 2011	5	12.8	14	35.9	8	20.5	11	28.2	1	2.6	39	454,990	485,551
Year-to-date 2010	17	60.7	9	32.1	0	0.0	0	0.0	2	7.1	28	399,990	437,656
Georgina Township													
July 2011	6	100.0	0	0.0	0	0.0	0	0.0	0	0.0	6	--	--
July 2010	18	85.7	0	0.0	0	0.0	0	0.0	3	14.3	21	284,990	412,181
Year-to-date 2011	38	76.0	3	6.0	1	2.0	3	6.0	5	10.0	50	326,990	398,149
Year-to-date 2010	36	78.3	0	0.0	1	2.2	4	8.7	5	10.9	46	298,990	419,317
King Township													
July 2011	0	0.0	0	0.0	0	0.0	4	22.2	14	77.8	18	781,490	793,712
July 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	11	11.6	2	2.1	11	11.6	40	42.1	31	32.6	95	718,990	660,190
Year-to-date 2010	8	20.5	18	46.2	5	12.8	6	15.4	2	5.1	39	422,990	490,043
Markham													
July 2011	0	0.0	7	8.9	40	50.6	32	40.5	0	0.0	79	484,990	524,408
July 2010	0	0.0	0	0.0	0	0.0	5	100.0	0	0.0	5	--	--
Year-to-date 2011	6	1.7	33	9.6	84	24.4	186	54.1	35	10.2	344	561,990	592,778
Year-to-date 2010	7	1.7	50	12.2	79	19.3	260	63.4	14	3.4	410	542,945	556,839
Newmarket													
July 2011	0	0.0	2	18.2	1	9.1	8	72.7	0	0.0	11	538,900	527,363
July 2010	1	20.0	2	40.0	0	0.0	2	40.0	0	0.0	5	--	--
Year-to-date 2011	8	9.0	31	34.8	9	10.1	40	44.9	1	1.1	89	479,900	498,410
Year-to-date 2010	58	31.7	56	30.6	30	16.4	37	20.2	2	1.1	183	434,900	451,128
Richmond Hill													
July 2011	0	0.0	1	1.3	2	2.5	70	87.5	7	8.8	80	640,490	633,817
July 2010	8	5.0	9	5.6	25	15.5	102	63.4	17	10.6	161	540,990	582,550
Year-to-date 2011	1	0.2	34	7.7	21	4.7	334	75.2	54	12.2	444	635,900	651,343
Year-to-date 2010	38	9.0	78	18.4	42	9.9	234	55.3	31	7.3	423	529,990	554,202
Vaughan													
July 2011	0	0.0	10	7.2	5	3.6	87	63.0	36	26.1	138	601,990	751,044
July 2010	0	0.0	41	18.2	26	11.6	149	66.2	9	4.0	225	559,900	558,170
Year-to-date 2011	1	0.1	29	3.3	45	5.1	655	74.4	150	17.0	880	614,400	667,359
Year-to-date 2010	17	1.2	162	11.1	148	10.2	1,025	70.4	105	7.2	1,457	588,990	595,486
Whitchurch-Stouffville													
July 2011	4	13.3	4	13.3	1	3.3	21	70.0	0	0.0	30	556,490	535,778
July 2010	6	11.8	20	39.2	15	29.4	10	19.6	0	0.0	51	449,990	461,575
Year-to-date 2011	22	10.1	28	12.9	48	22.1	112	51.6	7	3.2	217	508,990	527,257
Year-to-date 2010	99	28.5	127	36.6	84	24.2	33	9.5	4	1.2	347	425,990	437,757

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
July 2011	33	12.8	32	12.4	34	13.2	132	51.2	27	10.5	258	561,445	570,617
July 2010	12	6.8	38	21.5	66	37.3	52	29.4	9	5.1	177	479,900	512,426
Year-to-date 2011	200	15.4	171	13.1	173	13.3	637	48.9	121	9.3	1,302	539,900	563,986
Year-to-date 2010	109	15.0	130	17.9	172	23.7	238	32.7	78	10.7	727	483,900	550,793
Brampton													
July 2011	33	15.6	32	15.2	30	14.2	112	53.1	4	1.9	211	531,990	528,157
July 2010	12	10.4	29	25.2	37	32.2	37	32.2	0	0.0	115	465,900	481,936
Year-to-date 2011	200	18.4	165	15.2	146	13.4	540	49.7	36	3.3	1,087	509,990	520,533
Year-to-date 2010	109	22.3	117	24.0	120	24.6	136	27.9	6	1.2	488	457,400	469,601
Caledon													
July 2011	0	0.0	0	0.0	4	20.0	9	45.0	7	35.0	20	596,490	729,867
July 2010	0	0.0	8	28.6	8	28.6	9	32.1	3	10.7	28	478,900	571,363
Year-to-date 2011	0	0.0	5	5.4	24	26.1	49	53.3	14	15.2	92	549,950	611,434
Year-to-date 2010	0	0.0	11	12.4	25	28.1	47	52.8	6	6.7	89	522,990	570,285
Mississauga													
July 2011	0	0.0	0	0.0	0	0.0	11	40.7	16	59.3	27	760,900	784,478
July 2010	0	0.0	1	2.9	21	61.8	6	17.6	6	17.6	34	490,900	567,018
Year-to-date 2011	0	0.0	1	0.8	3	2.4	48	39.0	71	57.7	123	769,900	912,503
Year-to-date 2010	0	0.0	2	1.3	27	18.0	55	36.7	66	44.0	150	624,950	803,373
Halton Region													
July 2011	7	7.2	15	15.5	15	15.5	23	23.7	37	38.1	97	580,900	1,234,548
July 2010	25	18.1	45	32.6	20	14.5	38	27.5	10	7.2	138	442,450	588,162
Year-to-date 2011	69	9.6	147	20.4	172	23.9	188	26.1	144	20.0	720	495,900	809,117
Year-to-date 2010	212	19.1	395	35.6	213	19.2	214	19.3	77	6.9	1,111	440,900	551,604
Burlington													
July 2011	2	8.0	4	16.0	8	32.0	6	24.0	5	20.0	25	490,990	851,352
July 2010	1	5.6	8	44.4	3	16.7	6	33.3	0	0.0	18	448,995	482,270
Year-to-date 2011	6	3.8	23	14.6	49	31.2	52	33.1	27	17.2	157	500,000	841,145
Year-to-date 2010	3	2.2	46	34.3	51	38.1	27	20.1	7	5.2	134	453,990	578,485
Halton Hills													
July 2011	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
July 2010	0	0.0	0	0.0	0	0.0	6	75.0	2	25.0	8	--	--
Year-to-date 2011	0	0.0	3	7.5	5	12.5	7	17.5	25	62.5	40	854,950	1,071,503
Year-to-date 2010	1	2.6	2	5.3	2	5.3	18	47.4	15	39.5	38	694,900	699,120
Milton													
July 2011	5	13.9	11	30.6	7	19.4	13	36.1	0	0.0	36	469,900	479,324
July 2010	24	27.0	37	41.6	17	19.1	11	12.4	0	0.0	89	420,900	432,485
Year-to-date 2011	62	16.8	119	32.2	116	31.4	69	18.7	3	0.8	369	450,900	467,714
Year-to-date 2010	208	27.2	347	45.3	149	19.5	57	7.4	5	0.7	766	420,900	432,581
Oakville													
July 2011	0	0.0	0	0.0	0	0.0	4	12.9	27	87.1	31	2,500,000	2,449,093
July 2010	0	0.0	0	0.0	0	0.0	15	65.2	8	34.8	23	719,990	1,235,852
Year-to-date 2011	1	0.6	2	1.3	2	1.3	60	39.0	89	57.8	154	859,945	1,526,349
Year-to-date 2010	0	0.0	0	0.0	11	6.4	112	64.7	50	28.9	173	649,990	1,025,383

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
July 2011	88	53.3	24	14.5	21	12.7	28	17.0	4	2.4	165	383,900	418,480
July 2010	118	49.4	20	8.4	41	17.2	57	23.8	3	1.3	239	401,100	429,839
Year-to-date 2011	506	58.9	97	11.3	102	11.9	140	16.3	14	1.6	859	363,990	403,476
Year-to-date 2010	519	49.2	113	10.7	144	13.6	264	25.0	15	1.4	1,055	404,900	427,390
Ajax													
July 2011	0	0.0	2	25.0	1	12.5	5	62.5	0	0.0	8	--	--
July 2010	24	33.8	5	7.0	15	21.1	27	38.0	0	0.0	71	498,800	461,688
Year-to-date 2011	9	7.1	23	18.3	35	27.8	57	45.2	2	1.6	126	498,800	530,972
Year-to-date 2010	56	21.7	10	3.9	44	17.1	147	57.0	1	0.4	258	517,150	497,212
Brock													
July 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
July 2011	30	71.4	3	7.1	6	14.3	2	4.8	1	2.4	42	349,445	376,286
July 2010	37	82.2	3	6.7	1	2.2	3	6.7	1	2.2	45	359,900	374,946
Year-to-date 2011	180	76.9	19	8.1	15	6.4	17	7.3	3	1.3	234	340,490	360,467
Year-to-date 2010	192	84.6	17	7.5	6	2.6	8	3.5	4	1.8	227	329,900	350,918
Oshawa													
July 2011	31	60.8	5	9.8	7	13.7	8	15.7	0	0.0	51	363,990	392,536
July 2010	43	70.5	4	6.6	5	8.2	9	14.8	0	0.0	61	356,900	373,933
Year-to-date 2011	175	70.9	27	10.9	23	9.3	22	8.9	0	0.0	247	340,990	362,453
Year-to-date 2010	176	69.6	34	13.4	20	7.9	23	9.1	0	0.0	253	351,990	363,224
Pickering													
July 2011	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
July 2010	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	17	89.5	2	10.5	19	603,330	671,132
Year-to-date 2010	0	0.0	0	0.0	0	0.0	24	92.3	2	7.7	26	604,995	644,583
Scugog													
July 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
July 2011	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
July 2010	1	20.0	2	40.0	1	20.0	0	0.0	1	20.0	5	--	--
Year-to-date 2011	3	20.0	3	20.0	2	13.3	5	33.3	2	13.3	15	491,100	545,675
Year-to-date 2010	1	6.3	4	25.0	4	25.0	5	31.3	2	12.5	16	488,880	598,556
Whitby													
July 2011	27	45.8	14	23.7	7	11.9	10	16.9	1	1.7	59	416,515	416,748
July 2010	13	24.5	6	11.3	19	35.8	15	28.3	0	0.0	53	469,900	460,515
Year-to-date 2011	139	63.8	25	11.5	27	12.4	22	10.1	5	2.3	218	344,240	389,319
Year-to-date 2010	94	34.2	48	17.5	70	25.5	57	20.7	6	2.2	275	447,900	453,548

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
July 2011	8	20.5	13	33.3	4	10.3	14	35.9	0	0.0	39	429,990	453,707
July 2010	60	83.3	5	6.9	3	4.2	3	4.2	1	1.4	72	322,000	351,515
Year-to-date 2011	140	40.7	119	34.6	49	14.2	31	9.0	5	1.5	344	414,990	426,536
Year-to-date 2010	258	89.0	13	4.5	8	2.8	10	3.4	1	0.3	290	338,945	347,917
Bradford West Gwillimbury													
July 2011	3	10.0	11	36.7	3	10.0	13	43.3	0	0.0	30	482,490	469,423
July 2010	18	90.0	2	10.0	0	0.0	0	0.0	0	0.0	20	310,990	329,940
Year-to-date 2011	95	34.3	113	40.8	47	17.0	21	7.6	1	0.4	277	419,990	427,668
Year-to-date 2010	119	93.0	9	7.0	0	0.0	0	0.0	0	0.0	128	348,990	347,336
Town of Mono													
July 2011	1	33.3	1	33.3	0	0.0	1	33.3	0	0.0	3	--	--
July 2010	2	18.2	2	18.2	3	27.3	3	27.3	1	9.1	11	459,900	516,673
Year-to-date 2011	4	21.1	2	10.5	1	5.3	8	42.1	4	21.1	19	609,900	594,553
Year-to-date 2010	9	30.0	2	6.7	8	26.7	10	33.3	1	3.3	30	467,500	488,419
New Tecumseth													
July 2011	2	66.7	0	0.0	1	33.3	0	0.0	0	0.0	3	--	--
July 2010	26	100.0	0	0.0	0	0.0	0	0.0	0	0.0	26	299,990	295,107
Year-to-date 2011	26	83.9	2	6.5	1	3.2	2	6.5	0	0.0	31	305,990	343,759
Year-to-date 2010	83	100.0	0	0.0	0	0.0	0	0.0	0	0.0	83	294,990	293,255
Orangeville													
July 2011	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	--	--
July 2010	14	93.3	1	6.7	0	0.0	0	0.0	0	0.0	15	359,900	356,942
Year-to-date 2011	15	88.2	2	11.8	0	0.0	0	0.0	0	0.0	17	378,900	371,260
Year-to-date 2010	47	95.9	2	4.1	0	0.0	0	0.0	0	0.0	49	359,900	356,004
Toronto CMA													
July 2011	62	7.5	84	10.1	96	11.6	401	48.4	186	22.4	829	590,900	763,384
July 2010	163	15.7	160	15.4	179	17.3	432	41.7	102	9.8	1,036	506,445	574,257
Year-to-date 2011	558	11.0	625	12.3	621	12.3	2,404	47.5	855	16.9	5,063	562,990	668,312
Year-to-date 2010	931	15.9	1,029	17.6	847	14.5	2,388	40.8	662	11.3	5,857	510,900	590,640
Oshawa CMA													
July 2011	88	57.9	22	14.5	20	13.2	20	13.2	2	1.3	152	368,990	397,444
July 2010	93	58.5	13	8.2	25	15.7	27	17.0	1	0.6	159	376,900	403,080
Year-to-date 2011	494	70.7	71	10.2	65	9.3	61	8.7	8	1.1	699	340,990	370,167
Year-to-date 2010	462	61.2	99	13.1	96	12.7	88	11.7	10	1.3	755	369,990	392,424
Greater Toronto Area													
July 2011	144	14.9	97	10.0	120	12.4	413	42.7	193	20.0	967	567,770	720,627
July 2010	197	17.3	176	15.4	204	17.9	462	40.5	102	8.9	1,141	499,900	563,008
Year-to-date 2011	918	16.5	600	10.8	686	12.3	2,486	44.6	885	15.9	5,575	548,990	650,716
Year-to-date 2010	1,138	17.6	1,161	18.0	986	15.3	2,493	38.6	678	10.5	6,456	498,880	578,110

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
July 2011

Submarket	July 2011	July 2010	% Change	YTD 2011	YTD 2010	% Change
Toronto City	1,570,465	1,224,802	28.2	1,263,237	1,181,463	6.9
Toronto	2,230,988	--	n/a	1,825,532	1,429,246	27.7
East York	--	--	n/a	1,167,563	1,094,717	6.7
Etobicoke	--	1,410,591	n/a	1,433,505	1,495,434	-4.1
North York	1,717,123	1,427,914	20.3	1,461,647	1,465,287	-0.2
Scarborough	--	499,049	n/a	520,747	519,943	0.2
York	--	--	n/a	898,205	--	n/a
York Region	655,797	554,642	18.2	624,588	555,398	12.5
Aurora	--	625,624	n/a	699,715	635,844	10.0
East Gwillimbury	--	--	n/a	485,551	437,656	10.9
Georgina Township	--	412,181	n/a	398,149	419,317	-5.0
King Township	793,712	--	n/a	660,190	490,043	34.7
Markham	524,408	--	n/a	592,778	556,839	6.5
Newmarket	527,363	--	n/a	498,410	451,128	10.5
Richmond Hill	633,817	582,550	8.8	651,343	554,202	17.5
Vaughan	751,044	558,170	34.6	667,359	595,486	12.1
Whitchurch-Stouffville	535,778	461,575	16.1	527,257	437,757	20.4
Peel Region	570,617	512,426	11.4	563,986	550,793	2.4
Brampton	528,157	481,936	9.6	520,533	469,601	10.8
Caledon	729,867	571,363	27.7	611,434	570,285	7.2
Mississauga	784,478	567,018	38.4	912,503	803,373	13.6
Halton Region	1,234,548	588,162	109.9	809,117	551,604	46.7
Burlington	851,352	482,270	76.5	841,145	578,485	45.4
Halton Hills	--	--	n/a	1,071,503	699,120	53.3
Milton	479,324	432,485	10.8	467,714	432,581	8.1
Oakville	2,449,093	1,235,852	98.2	1,526,349	1,025,383	48.9
Durham Region	418,480	429,839	-2.6	403,476	427,390	-5.6
Ajax	--	461,688	n/a	530,972	497,212	6.8
Brock	--	--	n/a	--	--	n/a
Clarington	376,286	374,946	0.4	360,467	350,918	2.7
Oshawa	392,536	373,933	5.0	362,453	363,224	-0.2
Pickering	--	--	n/a	671,132	644,583	4.1
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	545,675	598,556	-8.8
Whitby	416,748	460,515	-9.5	389,319	453,548	-14.2
Remainder of Toronto CMA	453,707	351,515	29.1	426,536	347,917	22.6
Bradford West Gwillimbury	469,423	329,940	42.3	427,668	347,336	23.1
Town of Mono	--	516,673	n/a	594,553	488,419	21.7
New Tecumseth	--	295,107	n/a	343,759	293,255	17.2
Orangeville	--	356,942	n/a	371,260	356,004	4.3
Toronto CMA	763,384	574,257	32.9	668,312	590,640	13.2
Oshawa CMA	397,444	403,080	-1.4	370,167	392,424	-5.7
Greater Toronto Area (GTA)	720,627	563,008	28.0	650,716	578,110	12.6

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
July 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	4,986	86.7	8,429	10,021	12,202	69.1	409,058	19.0	424,815
	February	7,291	77.1	8,742	12,726	14,241	61.4	431,509	19.4	427,977
	March	10,434	69.1	9,438	18,937	15,744	59.9	434,693	20.1	430,971
	April	10,897	34.4	8,252	20,689	15,471	53.3	437,566	13.5	438,583
	May	9,470	-1.2	7,226	18,940	14,613	49.4	446,593	12.9	433,866
	June	8,432	-23.0	6,136	15,082	13,065	47.0	435,064	7.7	426,107
	July	6,567	-34.1	5,710	10,833	11,246	50.8	420,455	6.3	429,097
	August	6,235	-22.5	6,421	10,502	12,153	52.8	410,995	6.0	431,204
	September	6,313	-23.0	6,453	12,917	11,704	55.1	427,269	5.0	433,497
	October	6,683	-20.9	6,906	10,593	11,704	59.0	443,633	4.8	434,476
	November	6,513	-12.6	7,332	8,642	11,230	65.3	437,999	4.7	435,052
	December	4,393	-20.7	7,171	4,285	10,796	66.4	433,887	5.3	441,588
2011	January	4,340	-13.0	7,442	9,025	11,436	65.1	427,159	4.4	445,353
	February	6,265	-14.1	7,508	11,536	12,739	58.9	454,470	5.3	455,172
	March	9,262	-11.2	7,658	15,315	11,534	66.4	456,147	4.9	457,372
	April	9,040	-17.0	7,353	14,495	11,606	63.4	477,406	9.1	466,975
	May	10,045	6.1	7,531	16,076	11,764	64.0	485,520	8.7	469,281
	June	10,234	21.4	7,457	14,855	12,180	61.2	476,386	9.5	465,684
	July	7,922	20.6	7,399	12,508	12,637	58.6	459,122	9.2	469,222
	August									
	September									
	October									
	November									
	December									
	Q2 2010	28,799	0.5		54,711			439,802	11.1	
	Q2 2011	29,319	1.8		45,426			479,830	9.1	
	YTD 2010	58,077	12.6		107,228			433,016	12.1	
	YTD 2011	57,108	-1.7		93,810			466,332	7.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
July 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	532	52.0	838	1,120	1,174	71.4	289,195	12.5	295,533
	February	819	61.9	929	1,481	1,519	61.2	286,635	8.6	290,445
	March	1,111	60.1	943	2,019	1,561	60.4	306,171	16.0	306,256
	April	1,184	40.5	953	2,052	1,584	60.1	304,451	12.9	299,807
	May	1,027	0.1	759	1,879	1,435	52.8	301,568	8.2	296,039
	June	920	-17.5	693	1,614	1,371	50.5	304,278	8.0	296,587
	July	708	-31.5	616	1,198	1,268	48.6	295,445	3.6	291,743
	August	661	-24.5	654	1,206	1,295	50.5	312,692	12.3	314,481
	September	707	-14.3	737	1,390	1,300	56.7	296,395	5.0	297,761
	October	688	-19.8	735	1,088	1,173	62.7	302,490	4.7	301,847
	November	661	-4.9	834	974	1,312	63.6	295,698	3.2	297,692
	December	461	-9.1	860	471	1,244	69.1	294,305	2.6	300,933
2011	January	505	-5.1	802	1,074	1,131	70.9	302,326	4.5	308,753
	February	652	-20.4	745	1,248	1,276	58.3	302,068	5.4	306,653
	March	981	-11.7	826	1,666	1,281	64.4	301,668	-1.5	302,116
	April	949	-19.8	764	1,601	1,237	61.8	321,042	5.4	315,593
	May	1,040	1.3	770	1,728	1,324	58.1	316,057	4.8	310,394
	June	1,046	13.7	785	1,587	1,340	58.6	322,947	6.1	314,923
	July	849	19.9	740	1,250	1,331	55.6	324,983	10.0	320,639
	August									
	September									
	October									
	November									
	December									
	Q2 2010	3,131	4.9		5,545			303,454	9.5	
	Q2 2011	3,035	-3.1		4,916			319,991	5.4	
	YTD 2010	6,301	13.2		11,363			299,643	9.1	
	YTD 2011	6,022	-4.4		10,154			314,288	4.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
July 2011

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	105.6	114.5	2,874	9.5	68.3	854
	February	604	3.60	5.39	104.8	115.1	2,873	9.5	68.2	858
	March	631	3.60	5.85	104.9	115.3	2,879	9.4	68.2	859
	April	655	3.80	6.25	105.1	115.8	2,876	9.5	68.0	862
	May	639	3.70	5.99	105.8	116.3	2,881	9.5	68.0	859
	June	633	3.60	5.89	106.2	116.1	2,895	9.3	68.2	861
	July	627	3.50	5.79	106.2	117.1	2,916	9.0	68.3	861
	August	604	3.30	5.39	106.5	117.1	2,939	9.0	68.7	865
	September	604	3.30	5.39	106.5	117.3	2,946	9.1	68.8	873
	October	598	3.20	5.29	106.7	117.7	2,950	9.1	68.8	883
	November	607	3.35	5.44	107.2	117.8	2,945	8.7	68.3	891
	December	592	3.35	5.19	107.4	117.6	2,959	8.3	68.2	886
2011	January	592	3.35	5.19	107.8	117.5	2,971	8.3	68.4	884
	February	607	3.50	5.44	108.4	117.9	2,976	8.3	68.4	879
	March	601	3.50	5.34	108.7	119.4	2,960	8.5	68.1	884
	April	621	3.70	5.69	109.3	119.8	2,954	8.5	67.8	892
	May	616	3.70	5.59	110.3	120.8	2,958	8.6	67.9	896
	June	604	3.50	5.39	111.2	120.2	2,973	8.4	68.0	892
	July	604	3.50	5.39		120.4	2,969	8.3	67.7	887
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
July 2011

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	105.6	114.5	178.7	10.4	67.7	890
	February	604	3.60	5.39	104.8	115.1	181.3	10.3	68.5	876
	March	631	3.60	5.85	104.9	115.3	183.1	10.2	68.9	874
	April	655	3.80	6.25	105.1	115.8	185.0	9.8	69.2	869
	May	639	3.70	5.99	105.8	116.3	185.9	9.8	69.5	877
	June	633	3.60	5.89	106.2	116.1	187.0	10.1	70.0	879
	July	627	3.50	5.79	106.2	117.1	188.3	10.4	70.6	877
	August	604	3.30	5.39	106.5	117.1	189.8	10.4	71.0	873
	September	604	3.30	5.39	106.5	117.3	191.0	10.3	71.2	871
	October	598	3.20	5.29	106.7	117.7	191.3	10.1	71.0	877
	November	607	3.35	5.44	107.2	117.8	192.1	9.7	70.9	875
	December	592	3.35	5.19	107.4	117.6	191.2	9.4	70.2	872
2011	January	592	3.35	5.19	107.8	117.5	191.2	8.9	69.7	877
	February	607	3.50	5.44	108.4	117.9	188.5	8.9	68.6	889
	March	601	3.50	5.34	108.7	119.4	187.2	8.9	68.0	893
	April	621	3.70	5.69	109.3	119.8	185.0	9.9	68.0	889
	May	616	3.70	5.59	110.3	120.8	186.7	10.1	68.6	879
	June	604	3.50	5.39	111.2	120.2	190.8	9.7	69.6	878
	July	604	3.50	5.39		120.4	194.8	8.4	70.0	884
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2011 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

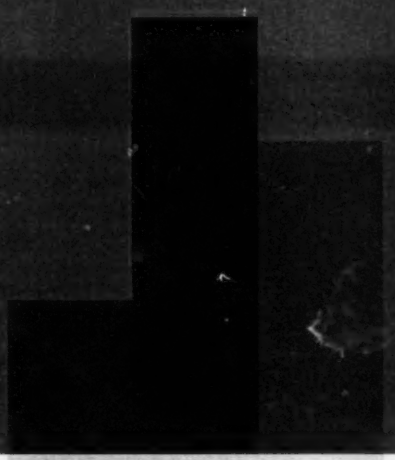
Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at mailto:chic@cmhc.gc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase Report
- Rental Market Provincial Highlight Reports *Now semi-annual!*
- Rental Market Reports, Major Centres
- Rental Market Statistics *Now semi-annual!*
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

Get the market intelligence you need today!
Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities — starts, rents, vacancy rates and much more.

CMHC's 2011 Mortgage Consumer Survey

The 2011 survey results offer a unique perspective on attitudes and behaviours of recent mortgage consumers. Use these findings to identify opportunities and build stronger relationships with your clients. Visit www.cmhc.ca/2011survey for results and find out how CMHC can help

64163_2011_M08